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**DEPARTMENT OF
COMMUNITY DEVELOPMENT
LONG RANGE PLANNING**

Planning Commission Report

TO: Clark County Board of Commissioners

FROM: Pat Lee, Long Range Planning Manager

DATE: November 17, 2003

SUBJECT: Comprehensive Plan Text Update – Summary of proposed changes

CASE NUMBER:

Introduction

The attached document is the proposed Draft revision of the existing Plan Text.

The update of the comprehensive plan text is part of the overall Plan Review process. The purpose of this transmittal is to provide the Board a summary of the recommended changes by the Planning Commission for your consideration.

Background

The Planning Commission held a work session in Fall 2002. Staff provided information about the nature of the proposed changes. Following these work sessions, comments on policy changes were solicited from the public simultaneous with release of the Draft EIS. It is our understanding that the Land Use, Transportation, Capital Facilities Plan, and Economic Development elements were not included in what was available for public review because these chapters needed to reflect the preferred alternative that the BOCC did not select until July.

This staff report to the Planning Commission was organized as follows:

1. Minor and/or no changes
2. Where changes have occurred as a result of adopted ordinances
3. Major policy changes

1. Minor and/or no changes

The majority of the minor changes throughout the document are house keeping in nature. They are intended to eliminate internal conflict and provide for consistency. Other changes are technical in nature such as the separation of the “Framework Plan Policies” from the “County-wide Planning Policies”. The change moved the county-wide planning policies to relevant plan elements. Except for moving the county-wide planning policies to pertinent chapters, no changes were made to the Community Framework Plan, Community Design, Annexation, and Historic, Archaeological and Cultural Preservation Elements.

2. Changes that were made as a result of adopted ordinances and Board policy guidelines

Chapter 1. Land Use Element

In December of 2000, the Clark County Board of Commissioners adopted amendments to the county-wide planning policies pursuant to RCW 36.70A.215 to comply with changes in state law. The changes amended the previous Chapter 1, Section 1.1 (f) and replaced with policies 1.1.6, 1.1.7, 1.1.7, and 1.1.9. Other changes to Chapter 1 include policy guidelines as directed by the Board during phase 2 of the Comprehensive Plan update process.

The new Board’s policy guidelines on growth rate, density, urban/rural population split, and housing split ratio are incorporated in Chapter 1 as stated in policies 1.1.12, 1.1.13, and 1.1.15. Other changes not stated as policy but reflected in the text include the 1.83% population growth rate and 90/10 urban/rural split. Other changes include the proposed Employment Designation implemented by Office Campus and Business Park districts.

3. Major changes

Chapter 2. Housing Element

The update of the Housing chapter relies on 2000 census information, related facts, and comments from Community Services Department and outside agencies.

The effort resulted in new policies 2.2.3, and 2.7.1. These new policies include techniques such as inclusionary zoning and fair share housing to deal with housing affordability issues and affordable housing programs. The new policy 2.7.1 reflected a change for new development to occur in a housing type ratio of no more than 75 percent of any single product type of housing in any jurisdiction. (e.g., single-family detached residential.)

Chapter 3. Rural and Natural Resource Element

In updating Chapter 3, staff made minor technical changes to better clarify existing goals and policies.

Chapter 4. Environmental Element

This chapter is completely new. Existing environmental issues were moved to this element. While this chapter is new, there are no significant policy shifts from current practices. The recommended list of policies of the Clark County Endangered Species (ESA) Citizen Advisory Committee is included in this chapter. The structure of the policy section has changed with strategies for implementation corresponding with relevant goals and policies. The Planning Commission recommends deletion of Goal 4 and policy 4.7.1 on page 4-19 because it is a duplicate of policy 3.5.9 under Mineral Lands on page 3-22.

Chapter 5. Transportation Element

Existing goals and policies were reorganized and clarified goals, policies and strategies that reflect the paradigm that the Comprehensive Plan leads land use planning, not the transportation system. Emphasis focused on consistency with the Comprehensive Plan, enhanced concurrency and street connectivity. The Planning Commission recommends approval of updated changes.

Chapter 6. Capital Facilities and Utilities Element

This chapter was revised based on input from service providers and special service districts. There are no major policy changes.

Chapter 7. Park, Recreation and Open Space Element

There are no major policy changes in this chapter. Both the Planning Commission and the Board have seen these policies through the Parks Master Plan Update process.

Chapter 9. Economic Development Element

This chapter has been completely revised from the previous element. The change incorporate inputs from a series of economic conferences, the Columbia River Economic Development Council, representative business organizations, the Youth Commission, and other stakeholders.

Proposed county-wide planning policy 9.1.12 authorizes designation of rural industrial land banks pursuant to RCW 36.70A.365 – designation of Major industrial developments and RCW 36.70A.367- Master planned locations. Another new addition is the proposed Action Plan – a stand alone document with strategies that call for preparation of identified nodes of growth for economic development, reduce regulatory barriers, and increase the county's capacity to support and participate in economic

development. The Planning Commission is in the process of recommending a county-wide planning policy on no-net-loss of employment center and industrial lands.

Chapter 12. Procedural Guidelines

There are no new policies in this chapter. There are minor technical changes that are grammatical in nature and consistent with the Growth Management Act. The only major change is the proposed application of urban holding to new areas brought into the urban growth areas. The Planning Commission is in the process of recommending an urban holding policy for the new added to the urban growth areas.

Recommendation

The Planning Commission forwards a recommendation of **Approval** to the text changes as proposed by staff to the Board of County Commissioners for consideration and adoption.

Attachments

Draft Proposed Comprehensive Plan Text.

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